

MINUTES

LOWER HEIDELBERG TOWNSHIP PLANNING COMMISSION

REGULAR MONTHLY MEETING – OCTOBER 9, 2023 AT 7:00 PM

ATTENDANCE: Dean Hartman (Chair), William Moser (Member), Forrest Stricker (Member), Heath Kearney (Member), Ryan Rhode (Engineer), Brian Cole (Manager), Jonathan Long (Solicitor), Paul Prutzman (Supervisor), Cheryl Johnson (Supervisor), David Kurtz (Zoning Hearing Board), Absent: Mary Wert (Member).

CALL TO ORDER – 7:09 pm

1. APPROVAL OF PRIOR MEETING MINUTES

- a. August 2023 (Tabled to November meeting)
- b. September 2023 Motion by Forrest Stricker, seconded by William Moyer. All in favor – motion passes unanimously. Kearney abstained.

2. PUBLIC COMMENT

Dean Hartman – Voiced concerns about timing of submission of plans.

3. DEVELOPMENT PLANS

a. **Sheetz Land Redevelopment Plans:**

Discussion of extending row of arborvitae along the entire property line with neighboring residential property.
Waivers requested from following sections of SALDO and/or stormwater ordinance:

- Sec. 302.a
- Sec. 402
- Sec. 404.n
- Sec. 404.t
- Sec. 310.c.6.c – stormwater ordinance

Still waiting on Fire Commissioner comments – no issues are

known. Will follow up with his comments.
Still waiting on BCCD review/comments

Motion to recommend preliminary/final plan approval w/ the above-listed requested waivers: Motion made by Hartman, seconded by Kearney. All in favor, none opposed. Passed 4 – 0.

4. ZONING

- a. **Sheetz Conditional Use – 4661 Penn Ave** – Seeking conditional use approval under Sections 523.6, 523.9, and 523.10 of the Township Zoning Ordinance related to landscaping and parking within 100 feet of the 422 right-of-way and to reduce the landscaping area width from 25 feet to 8 feet.

Reductions requested in Plans:
39.1 feet for first parking area
7.5 feet for rear landscape buffer
39.1 feet for landscaping

Motion to recommend conditional use approval: Motion made by Hartman, seconded by Kearney. Dean, Heath 2nd. All in favor, none opposed. Passed 4 – 0.

5. TIME EXTENSION REPORTS (IF ANY)

- a. Wissinger Farm – August 2 submission date – November 2 date
- b. Sheetz – July 25, 2023 – October 25, 2023.

6. OLD BUSINESS

- a. **Zoning Map Amendment Ordinance** – Submitted to the Joint PC for their first meeting. Still pending and trying to schedule first Joint PC meeting, will likely take place later this month.

7. NEW BUSINESS

ADJOURNMENT